041.0	0003	0019.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	942,500	/	942,500
USE VALUE:	942,500	/	942,500
ASSESSED:	942,500	/	942,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
27	-29	CORNELL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KONDILIS NICHOLAS/PANAGIOTA
Owner 2:	TRS CORNELL REALTY TRUST
Owner 3:	
Street 1:	29 CORNELL STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	KONDILIS NICHOLAS--ETAL -
Owner 2:	KONDILIS PANAGIOTA -
Street 1:	29 CORNELL STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,500 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Asbestos Exterior and 2475 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4500.000	493,900	4,600	444,000	942,500
Total Card	0.103	493,900	4,600	444,000	942,500
Total Parcel	0.103	493,900	4,600	444,000	942,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 380.81 | /Parcel: 380.8

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 28080

GIS Ref

GIS Ref

Insp Date 11/08/18

PREVIOUS ASSESSMENT

Parcel ID 041.0-0003-0019.0

!3429!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	494,600	4600	4,500.	444,000	943,200	943,200	Year End Roll	12/18/2019
2019	104	FV	370,000	4600	4,500.	471,800	846,400	846,400	Year End Roll	1/3/2019
2018	104	FV	370,000	4600	4,500.	344,100	718,700	718,700	Year End Roll	12/20/2017
2017	104	FV	347,200	4600	4,500.	299,700	651,500	651,500	Year End Roll	1/3/2017
2016	104	FV	347,200	4600	4,500.	255,300	607,100	607,100	Year End	1/4/2016
2015	104	FV	309,800	4600	4,500.	249,800	564,200	564,200	Year End Roll	12/11/2014
2014	104	FV	309,800	4600	4,500.	205,400	519,800	519,800	Year End Roll	12/16/2013
2013	104	FV	322,200	4600	4,500.	195,400	522,200	522,200		12/13/2012

PRINT

Date	Time
12/10/20	18:41:08

LAST REV

Date	Time
04/26/19	09:03:00

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3429

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KONDILIS NICHOL	47591-304		6/8/2006	Family	10	No	No		
	14558-249		3/1/1982		82,000	No	No		Y

USER DEFINED

Prior Id # 1:	28080
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/22/2012	284	Porch	12,600	C				construct front po

ACTIVITY INFORMATION

Date	Result	By	Name
11/8/2018	MEAS&NOTICE	HS	Hanne S
4/15/2009	Measured	189	PATRIOT
3/3/2000	Mailer Sent		
2/28/2000	Measured	264	PATRIOT
11/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4500		Sq. Ft.	Site		0	80.	1.23	1									443,999						444,000	

Total AC/HA: 0.10331 | Total SF/SM: 4500 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 443,999 | Spl Credit | Total: 444,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.12727273
Const Adj.:	0.93100190
Adj $ / SQ:	178.414
Other Features:	108368
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	606719
Depreciation:	112850
Depreciated Total:	493870

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 11 | BRs: 4 | Baths: 2 | HB

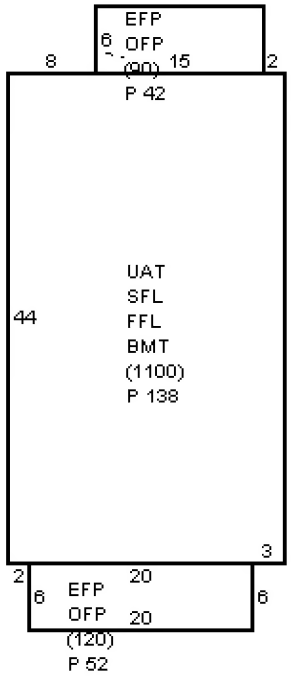
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
1	5	2	
Totals			
2	11	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	178.41
Special Features:	0	Val/Su Net:	123.63
Final Total:	493900	Val/Su SzAd	224.50

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,100	53.520	58,877
FFL	First Floor	1,100	178.410	196,255
SFL	Second Floor	1,100	178.410	196,255
UAT	Upper Attic	275	124.890	34,345
EFP	Enclos Porch	210	37.420	7,857
OFP	Open Porch	210	22.680	4,762

Net Sketched Area: 3,995 | Total: 498,351

Size Ad 2200 | Gross Are 4820 | FinArea 2475

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

041.0-0003-0019.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X19	A	AV	1930	22.31	T	40	104			4,600			4,600

More: N | Total Yard Items: 4,600 | Total Special Featues: | Total: 4,600

IMAGE

AssessPro Patriot Properties, Inc